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| IN RE: CRG PLAN | * | BEFORE THE OFFICE OF |
| (1055 W. Joppa Rd.) | | |
| 9 th Election District | * | ADMINISTRATIVE HEARINGS |
| 5 th Councilmanic District | | |
| (Blakehurst Life Care Community) | * | FOR |
| | | |
| The Chestnut Real Estate | * | BALTIMORE COUNTY |
| Partnership | | |
| <i>Applicant/Developer</i> | * | Case No. 09-0522 |

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ADMINISTRATIVE LAW JUDGE'S
OPINION & ORDER APPROVING CRG PLAN
(Material Amendment of the 6th Amended CRG Plan)

The Blakehurst Life Care Community (“Blakehurst”) was originally approved on September 8, 1988 by the County Review Group (“CRG”). This was an informal body composed of technical review staff from the County’s Planning and Public Works agencies. Beginning in 1982, the CRG conducted meetings at which development proposals would be discussed and approved/disapproved. The CRG is now an antiquated concept, and development proposals in Baltimore County are now considered at quasi-judicial public hearings. But the law requires that amendments to a non-residential CRG plan must be reviewed and approved in the same manner as the original plan. As such, in 2011, the Office of Administrative Hearings was designated to function as the CRG in those cases proposing an amendment to a development plan originally approved under the CRG process.

This case concerns a Material Amendment of the 6th Amended Blakehurst CRG plan, and it involves the construction of a new continuing care facility on the campus. A public meeting on the plan was held on April 23, 2015. Patricia A. Malone, Esq. with Venable, LLP represented the Applicant. Representatives from Blakehurst explained that while their facility was “state of the art” when constructed, standards and requirements (especially for treatment and

housing of memory care patients) have changed in the ensuing 20+ years. As such, Blakehurst proposes to construct a two-story addition (approximately 18,000 sq. ft.) to the existing care center which will provide (among other things) eight (8) additional patient beds. Michael Pieranunzi, a registered landscape architect, and architect Glen Tipton explained in some detail the nature of the proposed improvements by making reference to the Redlined CRG Plan (Developer's Exhibit 1A – 1D), architectural renderings (Developer's Exhibit 5) and floor plans (Developer's Exhibit 8A – 8B).¹

All Baltimore County technical review staff indicated that the proposed plan satisfied all Baltimore County requirements, rules and regulations.

Several area residents attended the meeting and a discussion was held concerning a variety of issues including construction vehicle access, landscaping and the design elements of the proposed building. Though several community members complained they were never notified of the expansion plans, the prevailing sentiment was that Blakehurst was a “good neighbor” and was committed to keeping the community informed about the project. To that end, I will impose as a condition in a related zoning case (Case No. 2015-0126-SPH) that the Developer provide notice to both the West Towson Community Association and the individual community members in attendance at the CRG meeting of the quarterly construction and progress report meetings mandated by the Eighth Addendum to Restrictive Covenant Agreement. See, Developer's Exhibit 3, at p.3.

¹ The exhibits referenced herein were submitted in connection with the related zoning case (2015-0126-SPH) and will be kept in the file for that case.

Wherefore, for the foregoing reasons, it is this 29th day of April, 2015 by this Administrative Law Judge for Baltimore County, that the “**6th AMENDED BLAKEHURST LIFE CARE COMMUNITY CRG PLAN**”, be and is hereby **APPROVED**.

A person aggrieved or feeling aggrieved by this Order may file a notice of appeal with the Baltimore County Board of Appeals within thirty (30) days after the date hereof.

Signed
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw